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**CALL TO ORDER**

- I.** Mayor Taylor called the September 6, 2007 regular Plan Commission meeting to order at 7:00 PM in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin. Present were Alderman Skowronski and Commissioners Torres, Ritter, Haley, Bennett and Hanneman. Also present were Planning Manager Dietl, City Development Secretary Semrad and City Attorney Wesolowski.

**MINUTES**

**Regular Meeting**  
**Thursday, August 23, 2007**

**II.**

- A.** Alderman Skowronski moved and Commissioner Bennett seconded approval of the August 23, 2007 Plan Commission minutes. Upon voice vote, all voted 'aye.' Motion carried, 6-0.

**PUBLIC HEARINGS and BUSINESS ITEMS**

**III.**

**Rawson Development, LLC (Text Amendment to the Unified Development Ordinance, Section 15-3.0306C OL-2 General Business Overlay District and more specifically Table 15-3.-3-6C)**

- A.** 1. Ms. Semrad read the Official Notice of the Public Hearing into the record. The Public Hearing was opened at 7:02 PM. Greg Devorkin, Developer, and one citizen spoke, with no one else coming forward, the Public Hearing was closed at 7:10 PM.
2. Commissioner Bennett moved and Commissioner Torres seconded to recommend approval of an ordinance to amend the Unified Development Ordinance to amend the OL-2 General Business District Overlay District. Upon roll-call vote, Alderman Skowronski and Commissioners Torres, Haley, Bennett and Hanneman voted 'aye.' Commissioner Ritter voted 'no.' Motion carried, 5-1.

1. **(Public Hearing)** To allow for a reduction in parking setbacks from interior lot lines where OL-2 General Business District abuts OL-02 General Business District.

2. **(Text Amendment to the Unified Development Ordinance)** To allow for a reduction in parking setbacks from interior lot lines where OL-2 General Business District abuts OL-2 General Business District..

**Rawson Development, LLC (Bank Mutual)**

- B.** 1. Ms. Semrad read the Official Notice of the Public Hearing into the record. The Public Hearing was opened at 7:25 PM. No citizens coming forward, the Public Hearing was closed at 7:25 PM.
2. Alderman Skowronski moved and Commissioner Hanneman seconded to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for property located at approximately 5130 West Rawson Avenue, and subject to such approval, the Plan Commission grants the approval of that waiver for this project on September 6, 2007 (Bank Mutual, Applicant). Upon voice vote, all voted 'aye.' Motion carried, 6-0.

1. **(Public Hearing)** To build and operate a bank with a drive-through in a M-1 Limited Industrial District and OL-2 General Business Overlay District.

2. **(Special Use)** To build and operate a bank with a drive-through in a M-1 Limited Industrial District and OL-2 General Business Overlay District.

**Larry LeMieux (Kä Martini Lounge)**

- C.** 1. Ms. Semrad read the Official Notice of the Public Hearing into the record. The Public Hearing was opened at 7:40 PM. Alderman Solomon spoke and no other citizens coming forward, the Public Hearing was closed at 7:41 PM.
2. Alderman Skowronski moved and Commissioner Torres seconded to recommend approval of a resolution to Amend Resolution 2006-6111 imposing conditions and restrictions for the approval of a Special Use for property located at approximately 7352 West Rawson Avenue, with the caveat of the suggestion made by the City Attorney and Mr. Torres and with the still remaining dispute between Commissioners Haley and Skowronski, with the owner bringing in a conceptual view and elevations to the Planning Department for review (Larry Le Mieux, Applicant). Upon voice vote, all voted 'aye.' Motion carried, 6-0.

1. **(Public Hearing)** To add to the existing Kä Martini Lounge an outdoor seating area extending 18 feet from the existing facility and enclosed by a 30 inch high decorative fence, allowing for the serving of beverages and food items.

2. **(Site Plan)** To add to the existing Kä Martini Lounge an outdoor seating area extending 18 feet from the existing facility and enclosed by a 30 inch high decorative fence, allowing for the serving of beverages and food items.

**Imre Dancs (Faith Community Church)**

- D.** Commissioner Ritter moved and Commissioner Torres seconded to refer this item back to staff for further comment and further work and based on the suggestions made by the Plan Commissioners for the Site Plan for Faith Community Church (approximately 7700 West Faith Drive)(Imre Dancs, Applicant). Upon voice vote, all voted 'aye.' Motion carried, 6-0.

1. **(Site Plan Amendment)** To allow an amendment to a Site Plan to add a temporary storage building to be replaced with a permanent storage building.

**Woodlands of Franklin Home Owners Association (Woodlands of Franklin Subd.)**

- E.** Commissioner Hanneman moved and Commissioner Bennett seconded to approve approval of a resolution approving a Subdivision Monument Sign for

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**1. (Monument Sign)** To allow for an entry identification sign for Woodlands of Franklin.

Woodlands of Franklin Subdivision (approximately 7085 South Carmel Drive)(Woodlands of Franklin Homeowners Association, Applicant). Upon voice vote, all voted 'aye'. Motion carried 6-0.

Commissioner Hanneman moved and Commissioner Torres seconded to recommend to the Board of Public Works to give careful consideration to approving the Woodlands of Franklin Homeowners Association having their landscaping within the fifteen foot right-of-way. Upon roll-call vote, Alderman Skowronski and Commissioners Torres, Haley, and Hanneman voted 'aye.' Commissioners Ritter and Bennett abstained. No commissioners voting 'no'. Motion carried, 4-2.

**MEC Holdings I, LLC (The Shoppes at Wyndham Village, Target Store Architectural Plan and Elevations)**

**1. (Site Plan)** To review and consider approval of the architectural plans and elevations for a proposed Target department store located within The Shoppes at Wyndham Village, a commercial development within the CC City Civic Center District.

**F .** Commissioner Hanneman moved and Commissioner Torres seconded to approve a resolution to amend a resolution approving a Site Plan for The Shoppes at Wyndham Village Commercial Retail Center (approximately 7700 to 7800 South Lovers Lane Road)(MEC Holdings, I, LLC, Applicant). Upon roll-call vote, Alderman Skowronski and Commissioners Torres, Ritter, Bennett and Hanneman voted 'aye.' Commissioner Haley voted 'no.' Motion carried, 5-1.

**Next Regular Meeting scheduled for  
Thursday, September 20, 2007**

**G.** No action needed; none taken.

**ADJOURNMENT**

**IV.** Alderman Skowronski moved and Commissioner Hanneman seconded to adjourn the September 6, 2007, regular Plan Commission meeting. Upon voice vote, all voted 'aye.' Motion carried. The meeting adjourned at 9:35 p.m.